



**HISTORIC LANDMARK COMMISSION MEETING MINUTES  
10<sup>TH</sup> FLOOR, CONFERENCE ROOM  
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA  
JANUARY 7, 2013  
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Conference Room, 10<sup>th</sup> Floor, City Hall Building, January 7, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchermann  
Vice Chair Stephanie Fernandez  
Commissioner Cesar Gomez  
Commissioner John Moses  
Commissioner Joel Guzman  
Commissioner Ricardo Fernandez  
Commissioner Randy Brock

The following commissioner was absent:

Commissioner Beatriz Lucero

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, City Development Department, Planning Division  
Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office

Chairman Berchermann called the meeting to order at 4:13 p.m., quorum present.

**CHANGES TO THE AGENDA**

*None.*

**INTRODUCTION**

**Mayor**

John F. Cook

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*District 2*

Susie Byrd

*District 3*

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Ms. Velázquez introduced Nancy Stoltz as the new employee for the City Development Department, Planning Division. Ms. Stoltz is taking over Donna Martinez's position. Ms. Martinez is now with the Mayor's office.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

*None.*

**II. REGULAR AGENDA – DISCUSSION AND ACTION**

1. Reminder of Ethics Training

<http://home.elpasotexas.gov/city-attorney/ethics.php>

Ms. Velázquez informed commissioners that all have completed the mandatory Ethics Training.

**Certificate of Appropriateness**

- |                          |  |
|--------------------------|--|
| 2. PHAP12-00049:         | Lots 20 and 21, Block 8, Manhattan Heights, City of El Paso, El Paso County, Texas           |
| Location:                | 2817 Wheeling  |
| Historic District:       | Manhattan Heights  |
| Property Owner:          | Virginia Guerrero  |
| Representative:          | Virginia Guerrero  |
| Representative District: | 2  |
| Existing Zoning:         | R-4/H (Residential/Historic)   |
| Year Built:              | 1915   |
| Historic Status:         | Contributing   |
| Request:                 | Certificate of Appropriateness for the partial enclosure of the front porch, after the fact. |
| Application Filed:       | 12/03/12   |
| 45 Day Expiration:       | 1/17/13  |

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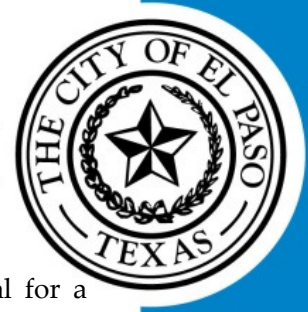
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Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the partial enclosure of the front porch, after the fact.

**STAFF RECOMMENDATION**

The Historic Preservation Office recommends *DENIAL* of the proposed scope of work based on the following recommendations:

*The Magoffin Historic District Design Guidelines recommend the following:*

- *Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.*
- *New structures should respect the integrity of existing buildings.*
- *Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *Maintain the predominant existing building line.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Ms. Virginia Guerrero, owner, was present and responded to questions and comments from commissioners and staff.

Mr. Ray Rutledge, member of the El Paso Preservation Alliance and from the Manhattan Heights neighborhood association was present and responded to questions and comments from commissioners and staff.

***MOTION:***

*Motion made by Commissioner Guzman, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO DENY AS RECOMMENDED BY STAFF.*

3. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled

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meeting. February 11, 2013 deadline for HLC members to request for agenda items to be scheduled for the February 25, 2013 meeting. February 25, 2013 deadline for HLC members to request for agenda items to be scheduled for the March 11, 2013 meeting.

*There were no address requests of staff to review, investigate and provide a report to the HLC.*

#### **HLC Staff Report**

4. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.  
(See Attachment "A")

#### **MOTION:**

*Motion made by Commissioner Guzman, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW REPORT.*

#### **Other Business**

5. **A.** Approval of Regular Meeting Minutes for December 3 and December, 17, 2012

Chairman Berchermann asked commissioners if they had any additions/corrections/revisions. *There were none.*

Motion made by Commissioner Guzman, seconded by Vice Chair Stephanie Fernandez and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR DECEMBER 3 AND DECEMBER 17, 2012.**

- B.** Discussion and action on Ordinance 010917.

Ms. Velázquez explained to commissioners that the ordinance states that non-contributing properties, in the Downtown Historic District, are not required to comply with the Downtown Historic District Design Guidelines and a request to demolish a mural and proposed a new design does not need

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to go before the HLC. However, she believes the HLC should have a say on what is going on in the historic district regardless of whether or not a property is contributing because one property definitely affects the others and the character of the district. Staff was instructed to introduce this ordinance on City Council agenda for Tuesday, January 8, 2013 and place it for action on January 29, 2013. However, an update will be given on the next HLC meeting on January 28, 2013, by Ms. Velázquez. Ms. Velázquez also informed commissioners she has not received responses from downtown property owners to the notification that was sent out informing them of the action to repeal the ordinance. Ms. Velázquez does not know how City Council is going to vote. However, City Council may be more lenient and decide in favor of the property owners because they will find this too much of a burden due to the financial aspects.

Commissioner Guzman suggest inviting Morris Brown to give a presentation as to why non-contributing properties should go by the design guidelines, Brent Harris to discuss downtown properties obtaining tax credits for both historic and new market and Veronica Soto from the DMD to discuss why downtown buildings have not been rehabilitated and why the Caples building is valued at \$13,000 by the Central Appraisal District.

Mr. Ray Rutledge, member of the El Paso Preservation Alliance, was present and responded to questions and comments from commissioners and staff.

*Motion made by Commissioner Brock, seconded by Chairman Berchermann AND CARRIED TO RECOMMEND APPROVAL OF THE ORDINANCE TO REPEAL THE EXEMPTION.*

**AYES:** Commissioners Brock, Gomez, Moses, Vice Chair Stephanie Fernandez and Chairman Berchermann

**NAYS:** Commissioners Ricardo Fernandez and Guzman

*Motion passed. (5-2)*

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S E R V I C E   S O L U T I O N S   S U C C E S S



Motion made by Commissioner Moses, seconded by Vice-Chairman Stephanie Fernandez **AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:11 P.M.**

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